



# Department of Permitting Services

## Division of Casework Management

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850

### CODE INTERPRETATION/POLICY

<b>Code/Year</b> <b>2004</b>	<b>Section of Code</b> <b>59-C-1.323</b>	<b>Title of Code Section/Subsection/Policy</b> <b>Yard Requirement: Corner Lots</b>
<b>Statement/Background of Issue</b> What criteria determines setback requirements for existing or proposed one-family dwellings (main buildings) located on a corner lot?		
<p>Division Interpretation/Policy The Department is frequently required to identify the applicable front, side, and rear yard setbacks for dwellings situated on corner lots. For purposes of clarity and consistency, the following criteria will be employed for such determination:</p> <ul style="list-style-type: none"><li>• Each corner lot has two front yards and therefore requires a front yard setback from each street. In limited circumstances when one adjoining lot is also a corner lot, a reduced side street setback will be applied.</li><li>• For new construction, the applicant may choose which interior lot lines will be considered the side or rear lot line, provided that both a side and a rear yard are created for setback purposes. The orientation of the front entrance or access from the street does not always determine which side yard will be considered the rear.</li><li>• For an addition to an existing one-family dwelling, setback requirements for side and rear yards have already been determined based upon original construction. The proposed addition must maintain the applicable side or rear setback for the underlying zone. If the less restrictive rear yard setback is met in both yards, the applicant may choose either yard for the more restrictive side yard setback.</li></ul>		
<b>Interpretation/Policy No.</b> <b>ZP0404-3</b>	<b>Date</b>	<b>Division Chief</b>  <b>Reginald T. Jetter</b>
	<b>Date</b>	<b>Assistant County Attorney</b>  <b>Malcolm F. Spicer</b>
	<b>Date</b>	<b>Director</b>  <b>Robert C. Hubbard</b>